

April 20, 2015

Barry Wood
Director Assessment Division
Department of Local Government Finance
Indiana Government Center North
100 North Senate Avenue N1058(B)
Indianapolis, IN 46204

Dear Barry,

We have completed the 2015 ratio study for Perry County. All sales we deemed valid were used, including multi-parcel sales and land sales that have since been improved. We used sales between 1/1/14-3/1/15.

Residential and Ag Homesites

All townships were grouped together to create a better market comparison for vacant land sales. The townships were grouped together because they share similar economic factors. This allowed us to include all sales in a similar area, rather than basing land rates on one or two sales. Rates were changed as necessary.

We grouped Clark, Anderson, Leopold, Tobin, Union, and Oil together for the "Improved Residential" portion of the ratio study because of their similar economic factors. Troy Township was not grouped with any other townships for the "Improved Residential" portion of the ratio study. Trending factors have been added to help bring the median ratios closer to 1.00.

Commercial and Industrial

There were very few sales outside of Troy Township. Therefore, we grouped the Commercial and Industrial properties within each township together when developing trend factors, since the construction types and sizes of these properties are very similar. We have adjusted building factors within Commercial neighborhoods that bring us closer to a market value. There are very few Commercial and Industrial vacant land sales due to the fact that most of the land for sale in Perry County is in row crop.

Summary

Overall, we saw a very slight decrease in value within Perry County. As for year one of cyclical reassessment, we reviewed within the districts of Anderson, Troy and Cannelton.

If you have any questions feel free to contact me.

Sincerely,

Mendy Lassaline